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Planning Department Newsletter



COUNCIL ADOPTS RENTAL REGISTRATION PROGRAM

Inside this issue:

*Water Use in the
Palouse* 3

After much discussion over the past few years, the City Council adopted a new rental registration program at its meeting of November 18. The purpose of this program is to acquire emergency contact information from rental property owners in Pullman.

At the November 18 meeting, city attorney Laura McAloon stated that the Council had considered various forms of residential rental registration

requirements in each of the past five years. For a time, the Council considered an approach that would have called for periodic mandatory inspections of all rental dwellings by city personnel to ensure that these dwellings were maintained at a particular standard. Recent discussions, however, focused on a less intrusive method. In early 2007, the Council adopted the following goal pertaining to this issue:

Explore implementing a business registration program, including rental housing, so that the city can obtain needed emergency contact information and charge only a fee that will cover the administrative expenses of the business registration program.

(Continued on page 2)



(Continued from page 1)

In April of this year, the Council approved the following goal as a follow-up to its earlier directive:

In the interest of public safety, continue to explore the creation of a business registration program that includes rental housing and continue to pursue options with WSU relating to the creation of an off-campus housing office.

As noted above, the Council originally proposed one program that would include registration for both businesses and rental residences. However, after receiving public input at sessions conducted in March and April of this year, the Council decided to separate businesses and rental units in its cataloging plan. In August, the Council passed a business registration ordinance requiring Pullman businesses to file a completed application with the Washington State Department of Licensing Master License Service. Rental properties were excluded from this ordinance in anticipation of developing a more simplified system that could be tailored to our local needs.

The program approved by the Council earlier this month states that any person who makes available a residential rental unit in the city must register that unit with the police department (subject to an exception explained below). Owners of multiple units must register separately for each distinct street address, and owners of multiple apartment buildings assigned to one address

must also register separately for each building within the complex. An owner who maintains a rental dwelling in a duplex structure where one of the units is occupied by the owner is exempt from the ordinance requirements.

To fulfill their obligations under this new program, each owner or property manager must submit a registration form that includes the following information:

- street address of the rental unit(s)
- contact information for the owner
- where applicable, contact information for the property manager
- contact information for at least one emergency contact person
- maximum anticipated number of occupants in each rental unit
- for multi-building developments, identification of each building/apartment in the complex

Registration of rental units through this program is valid for one year. The information is required to be updated on an annual basis thereafter. The initial registration fee to cover the city's costs in processing the documentation is \$20.00. The renewal fee is \$10.00.

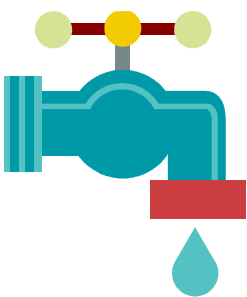
The city expects this registration system will facilitate city staff notification of responsible parties in the event of an emergency (e.g., flood or fire) or violation of certain state criminal statutes on a premises. The effective date of the program is July 1, 2009.

WATER USE IN THE PALOUSE

As part of its efforts to ensure a long-term, high-quality water supply for the Palouse Basin region, the Palouse Basin Aquifer Committee (PBAC) produces an annual report on water use in our area. PBAC is a voluntary group with financial assistance and representation from Pullman, Moscow, Colfax, Whitman County, Latah County, Washington State University, and University of Idaho. The city of Palouse provides funding for PBAC, but no representation.

Recently, PBAC released its water use report for 2007. This document states that the total combined ground water pumpage last year by Pullman, Moscow, Colfax, Palouse, and the two universities was 2.77 billion gallons. This amounts to 2.2 percent less than that pumped in 2006, and 10.3 percent less than that extracted in 1992, the year PBAC implemented its "Ground Water Management Plan."

The breakdown of 2007 water pumpage for the entities involved, expressed in millions of gallons (and percentage of total), is as follows:



Pullman:	911 (33%)
Moscow:	846 (31%)
WSU:	503 (18%)
Colfax:	251 (9%)
UI (Domestic):	192 (7%)
Palouse:	67 (2%)

Ground water in the basin is supplied mainly from two aquifer systems: the shallower Wanapum and deeper Grande Ronde formations. The primary municipal drinking water source in the basin is the Grande Ronde system. The Grande Ronde wells are more productive and contain higher quality water in comparison to wells that tap into the Wanapum formation. In the Pullman area, all of the municipal and many

of the rural residents obtain their drinking water from the Grande Ronde aquifer. In the Moscow area, some of the municipal and rural residents use water from the Wanapum system. According to the PBAC report, Moscow pumped about 28 percent of its water from the Wanapum aquifer in 2007.

The report also provides historical information on water use in our area. It states that water levels in the Grande Ronde system have declined at a rate of between one to two feet per year for 70 or more years. The report explains further that water levels in the Wanapum formation dropped drastically in the 1950's and early 1960's, but recovered in the 1970's and 1980's when much of the pumping switched to the deeper Grande Ronde aquifer.

As part of the Ground Water Management Plan, each pumping entity has agreed to voluntary water use targets. Pullman, Moscow, and the universities agreed to attempt to limit annual pumping increases to one percent of the 1986-1990 average pumping level. In addition, the cities and universities agreed to keep total pumping below 125 percent of the 1981-1985 average pumping level. The report states that water levels in monitoring wells for the Grande Ronde aquifer appear to have declined by somewhat less than a foot in 2007, while the average water level in the Wanapum system stayed fairly steady.

At this time, the primary goal of PBAC is to develop and implement a balanced basin-wide water supply and use program by the year 2020. For more information on PBAC and its activities regarding conservation of our water resources, please refer to its website at: <http://www.webs.uidaho.edu/pbac/>.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

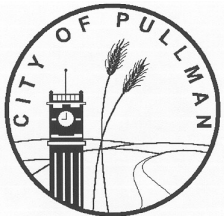
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	ad hoc committee made program recommendations on 11/12; committee meeting scheduled for 12/8 to review draft ordinance
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Kopf Annexation	annex 2.5 acres in C3 prezone for airport fire flow reservoir	north of Pullman-Moscow Regional Airport	PC recommended approval on 10/22; CC accepted proposal on 11/18; applicant preparing petition
Whitman County Communications Tower Conditional Use Permit (C-08-3)	erect 120-foot-tall public safety communications tower	2325 NE Hopkins Court	staff reviewing application; BOA meeting tentatively set for January
Animal Haven site plan (03-15)	develop 12,000-sq-ft animal shelter on 6.2-acre site	1350 SE Old Moscow Road	staff requested applicant to revise site plan
Well House No. 8/Booster No. 10 site plan (08-3)	construct pumping station for city potable water system	605 SE Derby Street	staff requested project engineer to revise site plan
Birch Hills Apartments site plan revision (07-14)	revise plans for 145-unit apartment complex	2200 NE Westwood Drive	staff requested applicant to revise site plan
CAC Transitional Housing site plan (08-5)	develop 9-unit transitional housing complex on 3.8-acre site	530 NW Davis Way	staff requested applicant to revise site plan
SEL Lab Building site plan (08-6)	construct 36,000-sq-ft lab building on 2.3-acre parcel	2370 NE Hopkins Court	staff reviewing site plan
Airport Reservoir site plan (08-7)	build 420,000-gallon water tank for airport fire suppression	3200 Airport Complex North	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





*Planning Department
325 SE Paradise St.
Pullman, WA 99163*

*Phone: 509-338-3213
Fax: 509-338-3282
Email: bethany.johnson@pullman-wa.gov*

Pullman Planning Department Staff

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative
Assistant
Kealan Emerson, Public Works Administrative
Specialist
Neil Jeffers, Engineering/Planning Aide
Evan Pond, Engineering/Planning Aide

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